

# Whitakers

Estate Agents



**29 Edendale, Hull, HU7 4BX**

**Offers Around £199,950**

OCCUPYING A PLOT OF IMPRESSIVE PROPORTION AND OFFERING ENVIUS SPACE TO ACCOMMODATE THE FAMILY UNIT, THIS EXTENDED SEMI DETACHED HOUSE SIMPLY REQUIRES INTERNAL INSPECTION IN ORDER TO APPRECIATE. REPRESENTING MODERN DAY LIVING AND LOCATED ON THE FAMILY FRIENDLY SUTTON PARK DEVELOPMENT, HANDILY PLACED FOR LOCAL SHOPS AND SCHOOLS AND JUST A SHORT TRIP TO THE SHOPPING AND LEISURE AMENITIES THAT KINGSWOOD HAS TO OFFER, THE ACCOMMODATION BRIEFLY COMPRISES ENTRANCE HALL, LOUNGE, DINING ROOM , FITTED KITCHEN , ORANGERY, THREE FIRST FLOOR BEDROOMS AND BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN AMPLE GARDENS WITH A DRIVEWAY TO A GARAGE, EARLY APPOINTMENTS IN ORDER TO VIEW ARE ADVISED IN ORDER TO AVOID DISAPPOINTMENT.

### Entrance Porch

Additional entrance porch to the front of the property, leading to;

### Living/Dining Room



Spacious lounge/dining space, great for a growing family and everyday living. Comprising of Carpet throughout, leading to an open kitchen and sun room, with plenty of potential. There is a large UPVC window to the front aspect, an electric fire for the colder months, and a staircase leading to the first floor.

### Fitted Kitchen



A wide range of floor and wall units and a fitted breakfast bar. Laminate flooring throughout, with a UPVC window to the side aspect, and a gas hob.

### Sun Room



Tastefully extended, there is a spacious open-plan sunroom to the rear of the property, looking over the gardens, with sliding doors to the rear and side aspect. This is a great addition to open up the rear of the property.

### Bedroom 1



The master bedroom benefits from plenty of storage, a UPVC window to the front aspect and a radiator, with carpeted flooring.

### Bedroom 2



A second double bedroom with plenty of storage space, a UPVC window to the rear aspect, and a radiator.

### Bedroom 3



A third single bedroom, with fitted storage cupboards, carpeted throughout and a radiator. With a UPVC window to the front aspect.

### Family Bathroom



Well presented family bathroom, with a UPVC window to the rear aspect. Comprises of a bath with an overhead shower, a pedestal sink and a low level WC, with laminate flooring throughout.

## Gardens



The property is situated on a large corner plot, benefiting from large gardens which wrap around the property. Multiple storage sheds around the garden, and partial decking.

## Garage

Detached garage, offering an additional off street parking space, or storage space.

## Off Street Parking



Off street parking to the front and side aspect of the property, for multiple vehicles.

## Council Tax

Hull City Council Tax band B

## Tenure

Freehold

## EPC

### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes:

Services, fittings & equipment referred to in these

sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information:

Construction - brick under tile

Conservation Area - no

Flood Risk - very low

Mobile Coverage/Signal - Basic 11 Mbps Ultrafast 1000 Mbps

Broadband - EE/Vodafone/O2/Three

Coastal Erosion - no

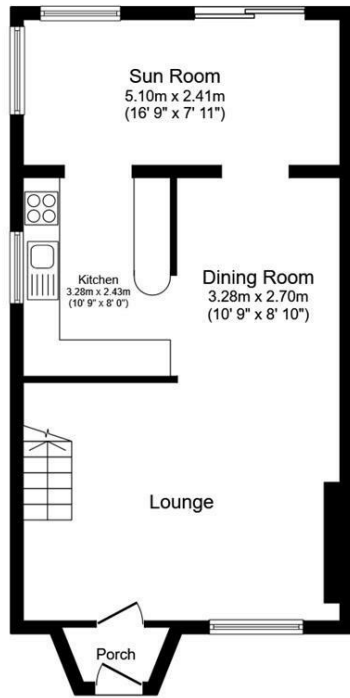
Coalfield or Mining Area - no

Planning - no

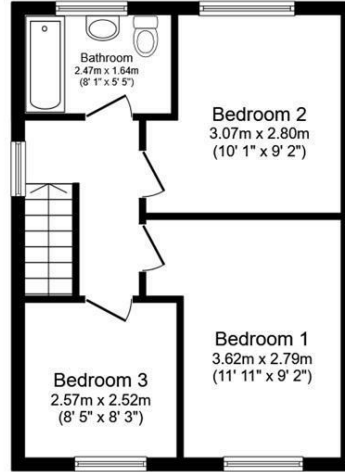
### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



**Ground Floor**  
Floor area 53.4 sq.m. (575 sq.ft.)

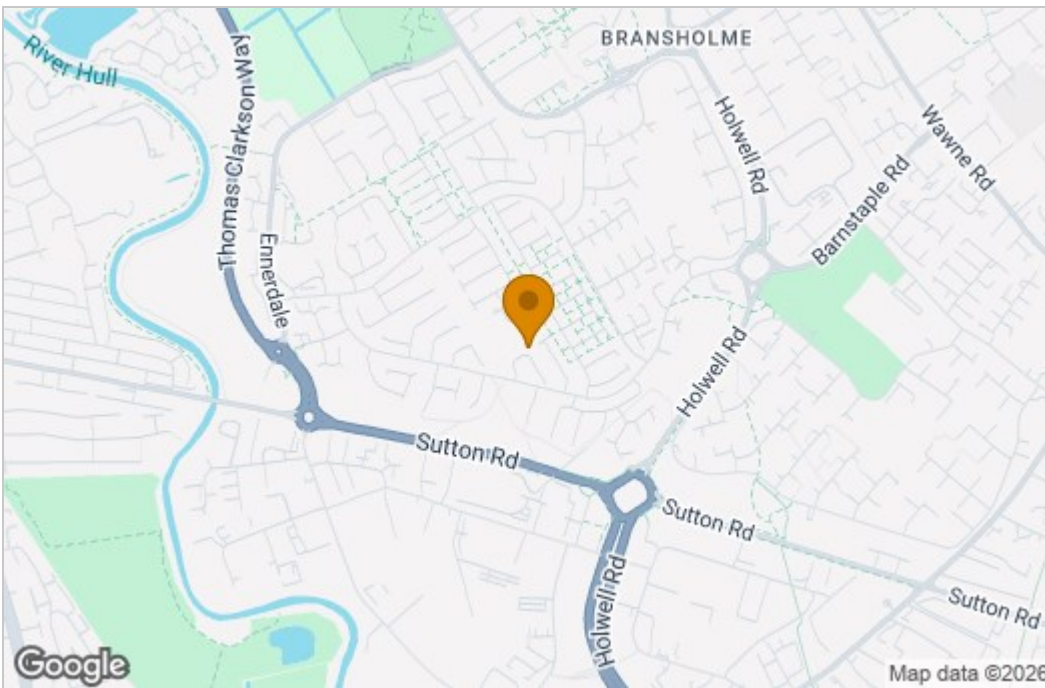


**First Floor**  
Floor area 38.3 sq.m. (412 sq.ft.)

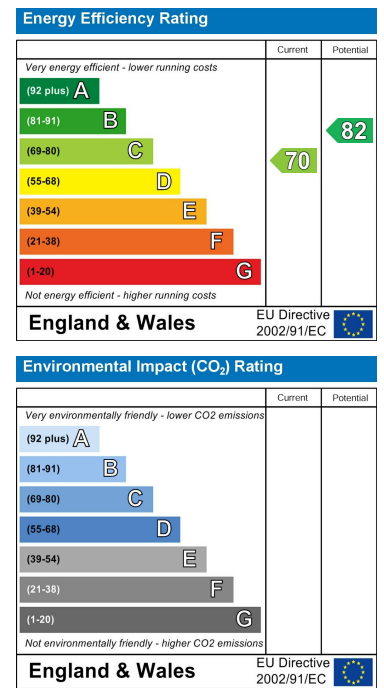
Total floor area: 91.7 sq.m. (987 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.